

**LOUDOUN COUNTY BOARD OF ZONING APPEALS
THURSDAY, APRIL 22, 2010
7:30 P.M.**

**BOARD OF SUPERVISORS MEETING ROOM
COUNTY GOVERNMENT CENTER
ONE HARRISON STREET, S.E.
LEESBURG, VIRGINIA**

A G E N D A

A. PUBLIC HEARINGS ITEMS:

**APPL 2009-0010
BURNS PROPERTY**

Note: The Public Hearing for this Appeal was closed on January 28, 2010. Decision only.

Robert J. and Kimberly Burns of Leesburg, Virginia, have submitted an application under the 1972 Loudoun County Zoning Ordinance for an appeal of the September 30, 2009 Notice of Violation ("NOV") of the following Zoning Ordinance sections: 301.1 *Use, Occupancy and Construction* and 722.3 *Permitted and Permissible Principal Uses and Structures*. The NOV indicated the following probable violation: establishment of a "Yard for the Storage of Contractor's Equipment" use which is not a Permitted Principal or Special Exception use in the PD-IP zoning district. The property is approximately 1.25 acres in size and is zoned PD-IP (Planned Development-Industrial Park). The property is located at 21625 Cascades Parkway (Route 1794) in Sterling, Virginia, approximately 1 mile south of Harry Byrd Highway (Route 7), in the Route 28 Tax District and in the Potomac Election District and is more particularly identified as Tax Map # /81/////////37/ (PIN # 031-40-1087).

**APPL 2009-0013
TARRING ENTERPRISES, LLC, and TODD C. TARRING**

Tarring Enterprises, LLC, and Todd C. Tarring, both of Chantilly, Virginia, have submitted an application under the Revised 1993 Loudoun County Zoning Ordinance for an appeal of the November 25, 2009, Notice of Violation of Zoning Ordinance Sections 1-103(C), General Prohibition, 6-701, Site Plan Required, 6-1000, Zoning Permits, and 6-1300, Special Exception, which indicated the following probable violations: 1) Establishment of a use on the property in a manner not in conformity with the provisions of the Zoning Ordinance, 2) Development of the use "Outdoor Storage, Vehicles" in an industrial zoning district without site plan approval, 3) Use of the property for "Outdoor Storage, Vehicles" without the issuance of a zoning permit, and 4) Development of a special exception use ("Outdoor Storage, Vehicles") in the PD-GI (Planned Development-General Industry) zoning district without special exception approval. The property is approximately 11.3 acres in size, is zoned PD-GI under the Revised 1993 Loudoun County Zoning Ordinance, and is located within the AI (Airport Impact) Overlay District, between the Ldn 60-65 aircraft noise contours. The property is located on the south side of Briarfield Lane, on the east side of Youngwood Lane, and north of John Mosby Highway (Route 50) at 24050 Youngwood Lane, Aldie, Virginia, in the Dulles Election District, and is more particularly identified as Tax Map Number 101/D/4////27/ (PIN # 203-47-9574).

APPL 2010-0004
MOE GHARAI

Moe Gharai, of Great Falls, Virginia, has submitted an application under the 1972 Loudoun County Zoning Ordinance for an appeal of the December 18, 2009, Zoning Administrator determination which found that Appellant's Application for Appeal of a Notice of Violation issued on November 12, 2009, was not timely filed within the required 30-day time period because the Application was submitted on December 14, 2009, and that, therefore, Appellant's violation of the Zoning Ordinance was a thing decided. The property is approximately 1.41 acres in size, is zoned PD-IP (Planned Development-Industrial Park) under the 1972 Loudoun County Zoning Ordinance, and is located within the Route 28 Taxing District. The property is located on the north side of Woodland Road (Route 679), the west side of Cascades Parkway (Route 1794), and east of Sully Road (Route 28), at 21675 Cascades Parkway in Sterling, Virginia, in the Potomac Election District, and is more particularly identified as Tax Map Number /81/B/3/////1/ (PIN # 031-49-7342).

APPL 2010-0005
MOE GHARAI

Moe Gharai, of Great Falls, Virginia, has submitted an application under the 1972 Loudoun County Zoning Ordinance for an appeal of the December 15, 2009, Second Notice of Violation of Zoning Ordinance Sections 301.1, 722.3, 523.1, 722.3.2, 550.1, and 906, which indicated the following continuing violations: 1) Use of the property in a manner not in conformity with the regulations of the Zoning Ordinance; 2) Establishment of an Outdoor Storage Yard in the PD-IP (Planned Development-Industrial Park) zoning district, a use which is neither a permitted nor a special exception use in the district; 3) Placement of signs for "Pappa Dukes BBQ" in a manner prohibited by the Zoning Ordinance; 4) Establishment of the special exception use "Restaurant" in the PD-IP zoning district without special exception approval; 5) Establishment of a Restaurant use in an industrial zoning district without site plan approval; and 6) Establishment of a special exception use without special exception approval. The property is approximately 1.41 acres in size, is zoned PD-IP (Planned Development-Industrial Park) under the 1972 Loudoun County Zoning Ordinance, and is located within the Route 28 Taxing District. The property is located on the north side of Woodland Road (Route 679), the west side of Cascades Parkway (Route 1794), and east of Sully Road (Route 28), at 21675 Cascades Parkway in Sterling, Virginia, in the Potomac Election District, and is more particularly identified as Tax Map Number /81/B/3/////1/ (PIN # 031-49-7342).

B. BUSINESS ITEMS:

1. County Attorney's Report
2. Zoning Administrator's Report

NO NEW ITEMS WILL BE TAKEN UP AFTER 10:30 P.M. ADJOURN PROMPTLY AT 11:00 P.M.

MEMBERS: IF YOU CANNOT ATTEND THIS MEETING, PLEASE NOTIFY JANICE WEBER AT (703) 771-5601.